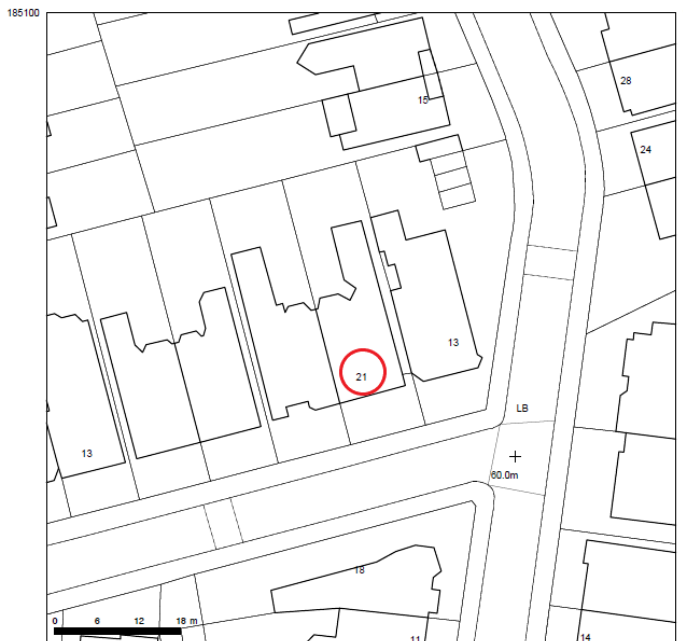


Flat 1 and Flat 5, 21 Fawley Road, NW6 1SJ.

Project overview with photos, descriptions and diagrams



Above: Aerial photo view of the site, north facing. Flat 1 is a 2 bedroom flat located on the ground floor at the front of the property. Flat 5 is a 1 bedroom flat located at the rear of the property.



EXISTING SITE/BLOCK PLAN 1:500

Above: Plan of site - circled in red.

CONTEXT

21 Fawley road forms part of a substantial 3-storey semi-detached property divided into five self-contained units. Flat 1, accessed via the main building common entrance is a two-bedroom south facing flat located on the ground floor. Flat 5 is a one-bedroom flat located at the rear of the property with its own private entrance via the property's side lane. Both flats have shared garden.

The proposal is to amalgamate the two flats into one, returning it to its previous and original use as a single dwelling. The proposal also includes fenestration alterations to the front and rear elevations, minor extension to the front and rear elevation and internal structural and non-structural layout changes.



Above: Photos of front elevation



Above: Side elevation - Side lane entrance to Flat 5 – Pic 1 - looking towards the back. Pic 2- looking towards front



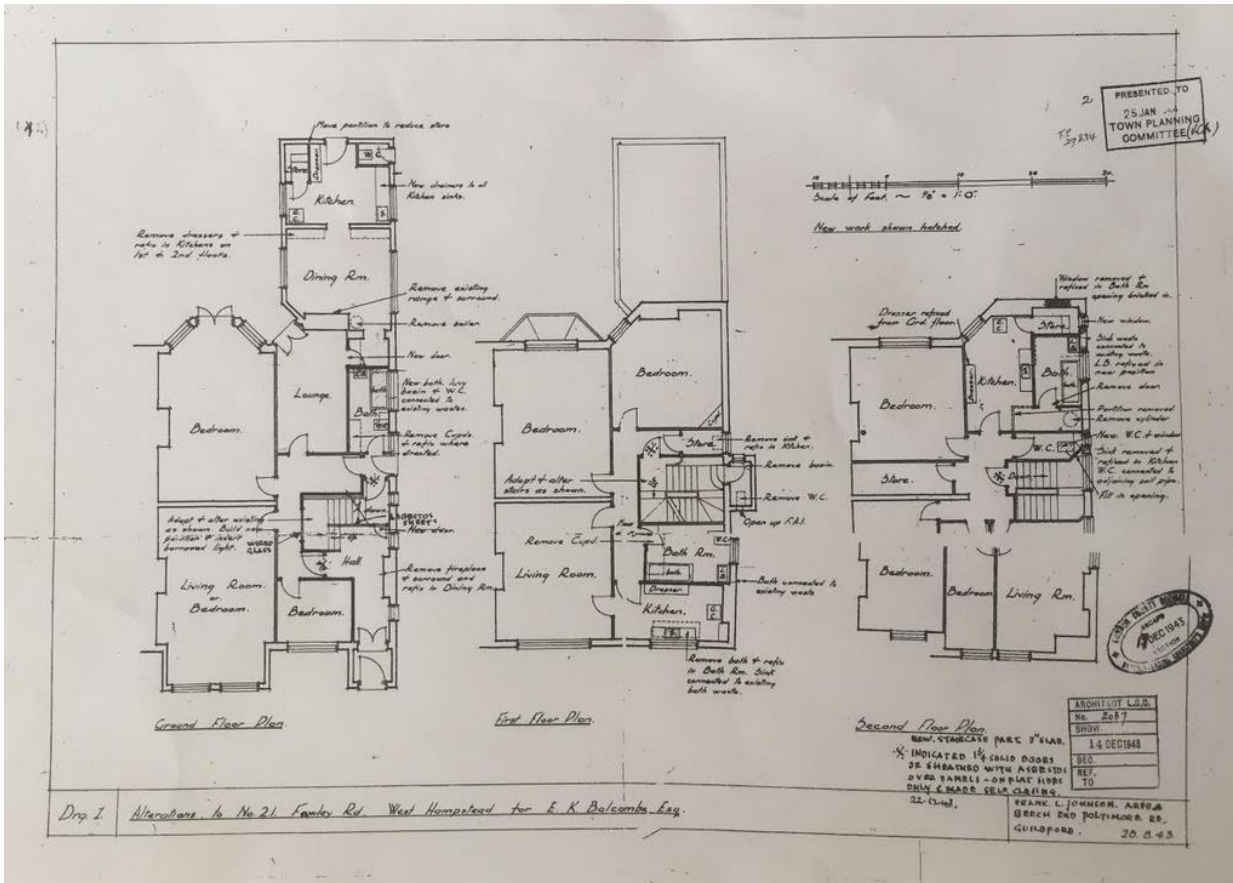
Above: Rear elevation



Above: Rear side elevation.



Above: Rear / side elevation



Above: Floorplan dated 1943 showing the entire ground floor as one single dwelling.

EXISTING BUILDING

The existing site is a three-storey property which has been adapted into 5 separate units over its history. Flat 1 and Flat 5 are located on the ground floor. The second floor contains a 2-bedroom flat, and the upper third-floor contains two separate one-bedroom flats.

There is scope for improvement of the living conditions in general and to improve the amenity and function of the spaces within flat 1 and flat 5, at the same time improving accessibility by reinstating some of it's original exits which have been blocked previously.

Flat 5 at the rear of the property previously was an extension of flat 1, with a flat roof and UPVC glazing / sliding doors to the rear elevation and timber windows to the rear/side elevation which are now in need of renewal and replacement.

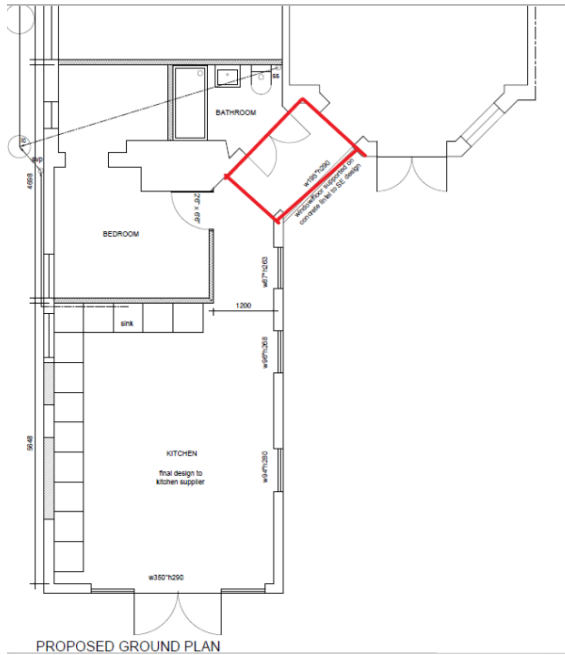
PROPOSAL

There are four key elements to the proposal:

1. Amalgamation of two flats into one, with internal refurbishment, including improvements for accessibility and enhancements sympathetic to its surroundings

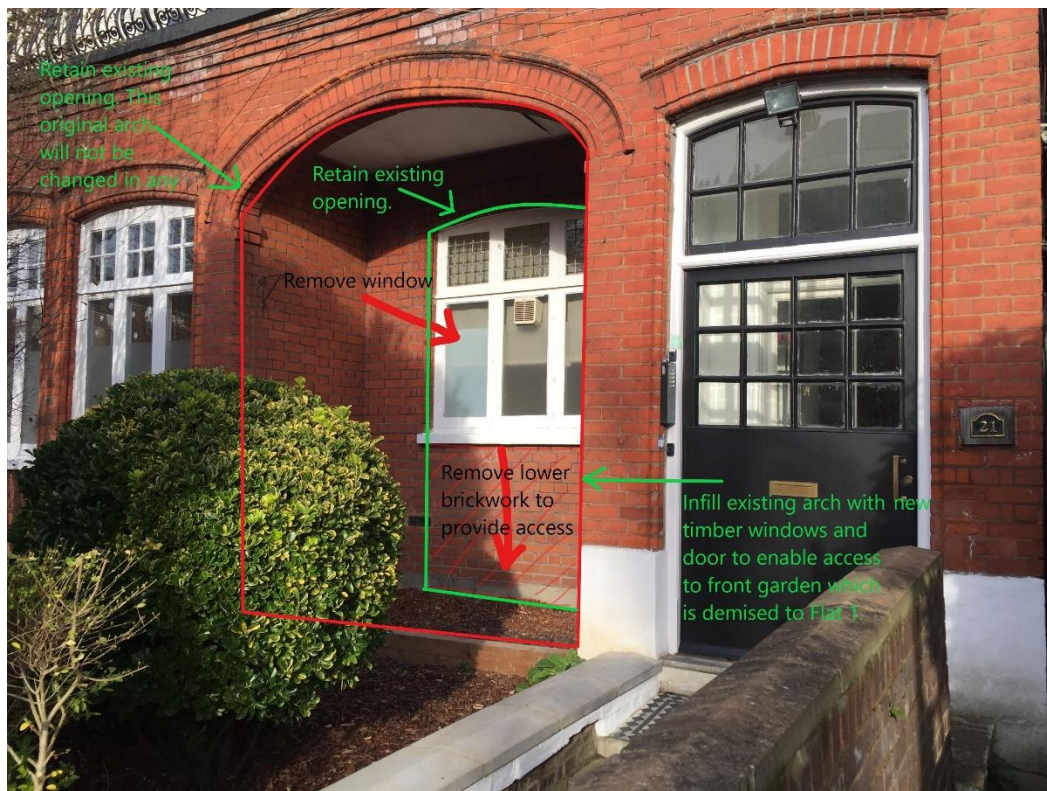
2. Single storey side/rear extension. A small linking structure is proposed at ground level to connect the front and rear flats. This will connect the kitchen with the main house. A lightweight structure is proposed. The small ground floor rear extension will infill between the existing bay window and rear addition while matching the height of both. The original external wall and attached double doors (as seen in above photo) will be retained to minimise impact to original building.

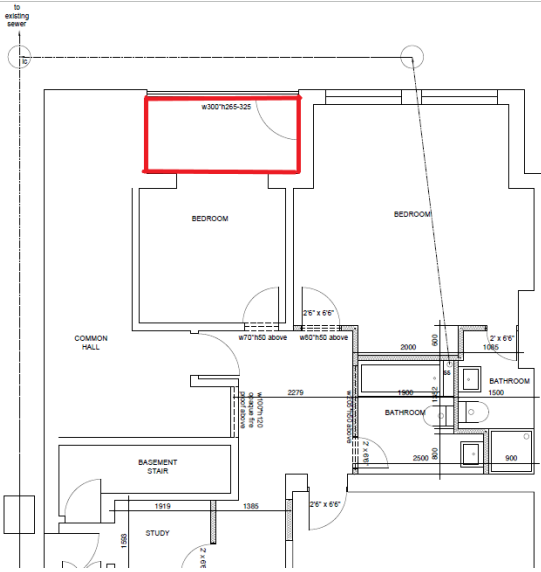




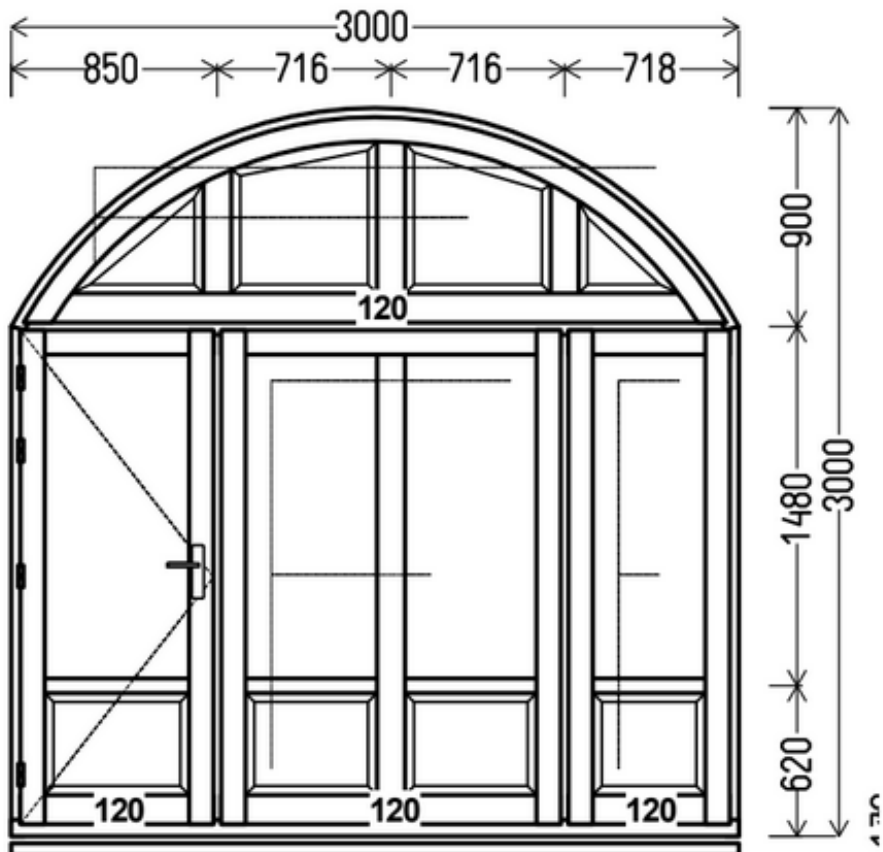
Above: Small rear extension. A flat roof construction will be added within the existing alcove space, with a full height glass fixed aluminium window to enclose the link.

3. Enclosing the front elevation alcove. This would have two main benefits: **1.** to make use of the space which is not currently serving any function, providing much need space internally for a growing family. **2.** This will also enable full use of the garden providing the only direct access. The front garden is demised to flat 1. Currently there is no direct access to the garden from flat 1. The garden can only be accessed by going through the main common doors. Without the opportunity to install this solution, it would make the garden an unusable space if we cannot gain access directly from within the flat itself. The window/door solution to the front will be matching timber in keeping with the surroundings.





Above: enclosing the front elevation alcove – area highlighted in red

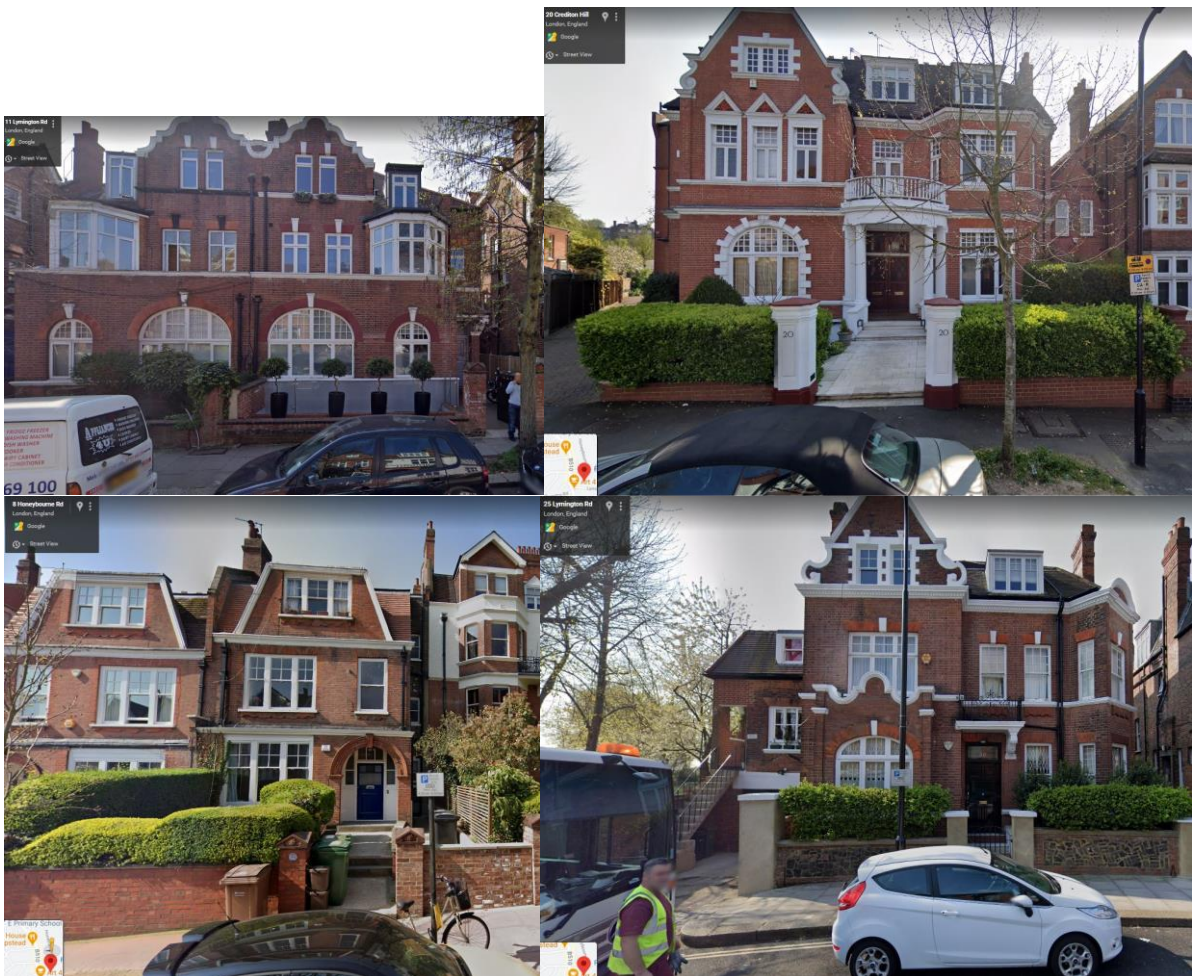


View from the outside

Above: proposed door and windows for front elevation



Above: example of window and door solution for front elevation. The top section would follow the curve of the original arch. The existing arch and opening will be left intact, with no modification proposed to the structure.



Above: Examples of similar windows/door structures in surrounding streets: Crediton Hill, Honeybourne and Lympington Road.

4. Fenestration alterations to the rear and front of the property.

The materials to be used are as follows :

The front elevation fenestration alterations will match the design and material of existing and neighbouring properties. The integrity of the existing opening and arch will be retained and the space will be infilled with a window/door solution in painted white timber

The back elevation existing uPVC sliding doors will be replaced with heritage style aluminium French doors and fixed full height windows either side. The timber windows will be replaced with the same heritage style aluminium windows and the new link enclosure will also be heritage style aluminium windows. This will create a cohesive look for the rear of the property.

The materials pallet to be used improves the quality of the façade and ensures that the alterations are sympathetic to its surroundings and enhances the property.



Above: Existing rear and side elevation windows and doors. The existing timber windows are in need of renewal due to their poor condition, with rotting and crumbling timber



Above: The proposed heritage style aluminium doors and windows for the rear.

IMPACT ANALYSIS

The intent of the proposed plan is to re-establish the original single dwelling residence on the ground floor and to improve the living conditions and general planning, which has undergone adhoc alterations over time. The project to enhance the property and renew and replace glazing in a way which creates a harmonious balance between contemporary and traditional styles using high quality materials sympathetic to its surroundings.

The alterations involve minor and discreet extensions to the rear to link the two flats and making use of the front elevation alcove whilst retaining the original building features and structure. This will also provide the only direct access to the front garden from the property.

ACCESS

The front door to the flat will be accessed through the main property entrance and via the communal hallway. Access to the flat will also be available via the side elevation using the side lane of the property.